

FOR SALE



Brentleigh Way, Hanley, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £180,000



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- Three-bedroom semi-detached house
- No onward chain
- Walking distance to city centre
- Kitchen with dedicated dining area
- Driveway parking and integral garage



OVERVIEW This spacious three-bedroom semi-detached house is offered for sale with no onward chain and occupies a convenient position within walking distance to Hanley City Centre. Situated on Brentleigh Way, the property benefits from excellent public transport links, proximity to local schools, and easy access to a range of local amenities, making it ideal for families seeking a well-connected and practical home environment.

The property is thoughtfully arranged over three floors, providing versatile living space. The main reception room features a Juliet balcony. The well-proportioned kitchen is equipped with a dedicated dining space, ideal for family meals or casual gatherings.

All three bedrooms are doubles and benefit from en-suite facilities. This particular layout is perfectly suited to modern family living, as each family member has their own private space with convenient access to en-suite amenities.

Externally, the property offers driveway parking and an integral single garage, ensuring ample secure parking and additional storage options. These unique features enhance the overall practicality of the home.

With its combination of substantial living accommodation, thoughtful layout, and excellent location, this property represents a prime opportunity for families.

ENTRANCE HALL 1663' 4" x 6' 2" (507m x 1.88m)
Stairs to first floor, two storage cupboards.

GROUND FLOOR BEDROOM 11' 10" x 10' 4" (3.63m x 3.17m) French doors opening onto the rear garden, radiator.



ENSUITE 9' 7" x 6' 2" (2.94m x 1.88m) Double glazed window to the rear elevation, white suite comprising; low level WC, pedestal hand wash basin and shower unit. radiator.

FIRST FLOOR LANDING Stairs to second floor.

LOUNGE/DINER 17' 3" x 14' 9" (5.26m x 4.51m) French doors with Juliet balcony and double glazed window to the front elevation, radiator.

KITCHEN 12' 11" x 8' 3" (3.96m x 2.52m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor, space for appliances, large window to the front elevation, radiator.

SECOND FLOOR LANDING

BEDROOM 12' 11" x 8' 3" (3.96m x 2.52m) Airing cupboard, large windows to the front elevation, radiator.

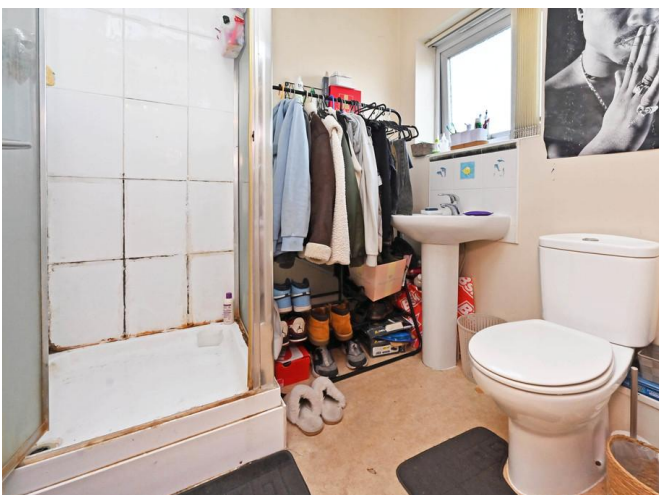
EN-SUITE 6' 2" x 6' 1" (1.88m x 1.87m) Comprising; low level WC, pedestal hand wash basin and shower unit, window to the front elevation, radiator.

BEDROOM 14' 9" x 8' 5" (4.51m x 2.58m) French doors with Juliet balcony, double glazed window to the rear elevation, radiator.

BATHROOM 8' 3" x 8' 2" (2.53m x 2.50m) Comprising; low level WC, pedestal hand wash basin and bath, radiator.

GARAGE 16' 11" x 8' 1" (5.16m x 2.47m) Having up and over door, power and lighting.

EXTERNAL The property benefits from driveway parking to the front whilst to the rear there is a tiered garden with paved patio and turfed garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		





All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



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